Karen Johnson Davidson County
Batch# 1027185 DEEDQC
07/18/2023 09:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230718-0055076

File No: ARS-87344
Grantor's Loan No. 623324618780

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Mary F. Birdwell, 5838 Clarksville Pike, Joelton, TN 37080

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 029 00 0 284.00

QUITCLAIM DEED

Mary F. Birdwell, who acquired title as Mary Thrower, unmarried ("Grantor"), of **5838 Clarksville Pike, Joelton, TN 37080**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims her interest in the real estate described below to **Mary F. Birdwell,** an unmarried woman, ("Grantee"), whose tax mailing address is **5838 Clarksville Pike, Joelton, TN 37080,** with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in the 14th Civil District of Davidson County, Tennessee, being a part of Tract No. 1 of the Charles P. Zimmerlee Lands, deceased, as set out in the cause of Addie Forts Vs. Rosa Bennett, et al, under Rule No. 54819, of the Chancery Court at Nashville, Tennessee, as of record in Book 3, page 28, of the Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point in the northerly margin of State Highway No. 112, the southwest corner of the property herein described; thence North 17° East 865 feet to a point, the northwest corner of the property herein described; thence South 57° East 210 feet to a point, the northeast corner of the property herein described; thence South 17° West 865 feet to a point in the northerly margin of State Highway No. 112, the southeast corner of the property herein described; thence northwesterly with the northerly margin of State Highway No. 112, 210 feet to the point of beginning, containing 4 acres, more or less.

Parcel ID: 029 00 0 284.00

Property Address is: 5838 Clarksville Pike, Joelton, TN 37080

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. C50748 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 029 00 0 284.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on June 23, 2023:

Mary F Birdwell who acquired title as Mary Thrower

Mary F. Birdwell, who acquired title as Mary Thrower

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Mary F. Birdwell,** personally known to me, or has produced TN State Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of June, 2023.

Michelle Matthews Davis
Notary Public

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN

My Commission Expires
May 7, 2024

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Mary F Birdwell
Affiant Mary F. Birdwell

Subscribed and sworn to before me on this the 23rd day of June, 2023.

Michelle Matthews Davis
Notary Public

My Commission Expires: May 7, 2024

SEAL

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires May 7, 2024

Tennessee Certification of Electronic Document

I, Sylvia Flake, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/23/2023 (date of document).

Affiant Signature

07/07/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 7th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

HOLLY OVERBY
COMM. # 2343414
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JAN. 26, 2025

202307180055076